

074.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

768,500 / 768,500

USE VALUE:

768,500 / 768,500

ASSESSED:

768,500 / 768,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CASTILLO DIANA ALEJANDRA FALLA	
Owner 2: RUIZ ANDRES FERNANDO CUBILLOS	
Owner 3:	

Street 1: 11 TWIN CIRCLE DR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: COONEY THERESE R -	
Owner 2: -	

Street 1: 11 TWIN CIRCLE DR	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	4	Rolling
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9300	Sq. Ft.	Site	0	70.	0.75	5										489,298						489,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9300.000	279,200		489,300	768,500		46854
Total Card	0.214	279,200		489,300	768,500	Entered Lot Size	GIS Ref
Total Parcel	0.214	279,200		489,300	768,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	397.77	/Parcel: 397.77	Land Unit Type:	Insp Date
							10/11/18

**USER DEFINED**

Prior Id # 1:	46854
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	03:30:27
Print	
Last Rev	
Date	Time
07/08/21	18:38:20
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
COONEY THERESE	78092-339	1	6/24/2021		950,000	No	No			6209
COONEY THOMAS F	71184-318	1	6/20/2018	Convenience	10	No	No	Thomas F Cooney dod 11/19/2019		
COONEY THOMAS F	67465-527		6/21/2016	Convenience	10	No	No			
	13246-166		7/1/1977		50,200	No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/17/2006	1016	Wood Dec	12,769	C		G8	GR FY08	REPL 12X12 W/12X16	10/11/2018	MEAS&NOTICE	CC	Chris C
7/18/2006	599	Re-Roof	5,050	C					12/3/2008	Meas/Inspect	336	PATRIOT
									4/8/2000	Inspected	268	PATRIOT
									11/5/1999	Mailer Sent		
									10/15/1999	Measured	263	PATRIOT
									12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH
Type:	19 - Ranch	Full Bath:	1	Rating:	Good	
Sty Ht:	1 - 1 Story	A Bath:		Rating:		
(Liv) Units:	1	3/4 Bath:	1	Rating:	Good	
Foundation:	1 - Concrete	A 3QBth:		Rating:		
Frame:	1 - Wood	1/2 Bath:		Rating:		
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:		
Sec Wall:	%	OthrFix:		Rating:		
Roof Struct:	1 - Gable	OTHER FEATURES				
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	46
Color:	GRAY	A Kits:		Rating:		
View / Desir:		Frp:	2	Rating:	Average	16
GENERAL INFORMATION		WSFlue:		Rating:		28
Grade: C - Average		CONDOS INFORMATION				
Year Blt:	1962	Eff Yr Blt:	Location:			
Alt LUC:		Alt %:	Total Units:			
Jurisdict:		Fact.:	Floor:			
Const Mod:			% Own:			
Lump Sum Adj:			Name:			
REMODELING		RES BREAKDOWN				
Exterior:		No Unit	RMS	BRS	FL	8
Interior:		1	6	3		

INTERIOR INFORMATION

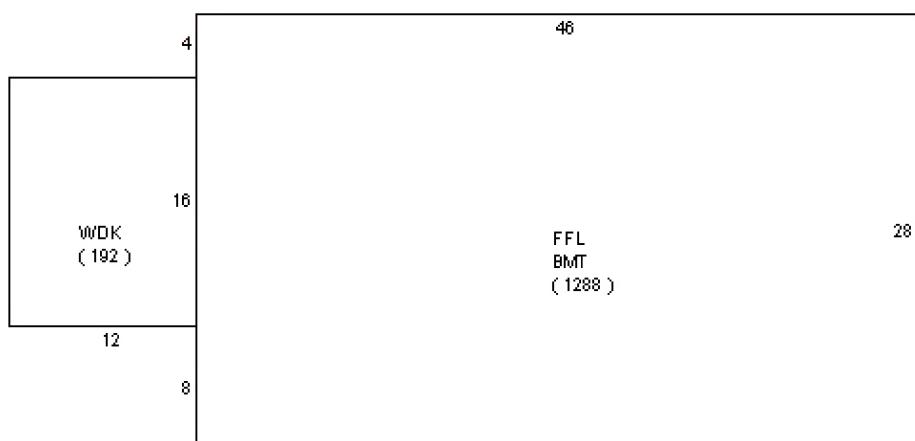
Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	3 - Hardwood
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac:
% Com Wal:	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

SKETCH



SUB ARFA

IMAGE

AssessPro Patriot Properties, Inc

